028.0	0002	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,175,700 / 1,175,700
					USE VALUE: 1,175,700 / 1,175,700
					ASSESSED: 1,175,700 / 1,175,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OOMMEN GEORGE/ TRUSTEE
Owner 2:	GEORGE OOMMEN LIVING TRUST
Owner 3:	
Street 1:	34 OXFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OOMMEN GEORGE -
Owner 2:	-
Street 1:	34 OXFORD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3592 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	715,100	5,800	454,800	1,175,700
Total Card	0.114	715,100	5,800	454,800	1,175,700
Total Parcel	0.114	715,100	5,800	454,800	1,175,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.36 | /Parcel: 327.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 028.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	715,100	5800	4,950.	454,800	1,175,700	1,175,700	Year End Roll	12/18/2019
2019	104	FV	515,000	5900	4,950.	483,200	1,004,100	1,004,100	Year End Roll	1/3/2019
2018	104	FV	515,000	5900	4,950.	352,500	873,400	873,400	Year End Roll	12/20/2017
2017	104	FV	482,400	5900	4,950.	307,000	795,300	795,300	Year End Roll	1/3/2017
2016	104	FV	482,400	5900	4,950.	261,500	749,800	749,800	Year End	1/4/2016
2015	104	FV	428,800	5900	4,950.	255,800	690,500	690,500	Year End Roll	12/11/2014
2014	104	FV	428,800	5900	4,950.	210,300	645,000	645,000	Year End Roll	12/16/2013
2013	104	FV	446,600	5900	4,950.	200,100	652,600	652,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2337

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OOMMEN GEORGE,	59777-200		8/17/2012	Convenience	1	No	No		
MAYNARD LAURIE	26659-528		9/11/1996		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2012	505	Manual	9,500					replace shingles o
4/6/2010	261	Redo Kit	15,000					
5/26/2009	379	Manual	10,563					

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	KB	Kevin B
4/30/2009	Measured	163	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	270	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

PRINT

Date	Time
12/10/20	17:46:27

LAST REV

Date	Time
12/11/17	15:29:01

ekelly

User Acct 19296
GIS Ref
GIS Ref
Insp Date 10/14/17
!2337!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	19296
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN/TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97568238
Const Adj.:	0.99980003
Adj $ / SQ:	165.833
Other Features:	136000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	801680
Depreciation:	86581
Depreciated Total:	715098

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 16 | BRs: 6 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	8	3	
Totals			
2	16	6	

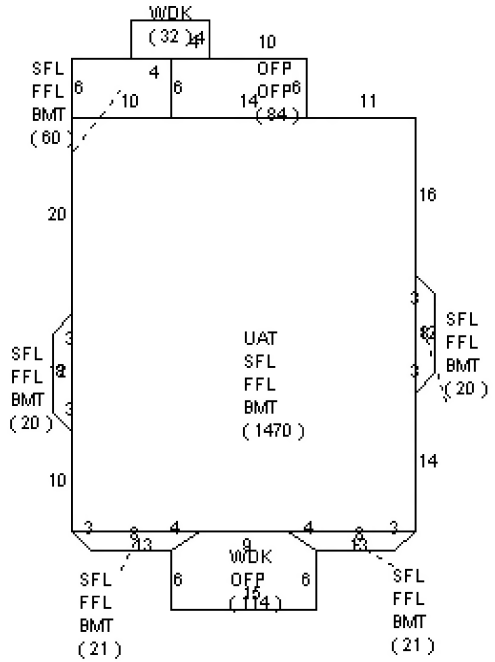
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	165.83
Special Features:	0	Val/Su Net:	126.97
Final Total:	715100	Val/Su SzAd	221.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,612	49.750	80,197
FFL	First Floor	1,612	165.830	267,323
SFL	Second Floor	1,612	165.830	267,323
UAT	Upper Attic	368	116.080	42,660
OFP	Open Porch	282	22.350	6,302
WDK	Deck	146	12.850	1,876

Net Sketched Area: 5,632 | Total: 665,681

Size Ad | 3224 | Gross Are | 6734 | FinArea | 3592

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8X14	A	AV	1985	14.93	T	27.2	104			1,200			1,200
3	Garage	D	Y	1	18X19	A	AV	1915	22.31	T	40	104			4,600			4,600

More: N | Total Yard Items: 5,800 | Total Special Featues: | Total: 5,800